

Parking Strategy Statement

147 Cherry Tree Avenue, Waterloooville, PO8 8AX

January / February 2023



Introduction

Cherry Tree Avenue is a long winding residential connecting road crossing through several housing estates of differing standards, history and architectural styles. It provides access to many cul-de-sac developments, woodland areas, playing fields and a golf course.

The housing utilises a combination of off street individual private drives, off street common parking areas, garage courtyards and on-street parking.

There are areas of double yellow lines, mostly at junctions and tight corners. Along the part of the Avenue where no. 147 is situated there is a combination of garage courtyards and on-street parking. For much of the length of the survey area parking is along one side of the road creating a wide carriageway width single lane with passing spots.

There is no allocated street parking, and no Residents Parking Scheme in force.

Existing and Proposed Use

The original dwelling including the additional two-storey extension granted in 2002 created a five bedroom house which would require three car parking spaces according to the current Parking SPD. The dwelling only provided two spaces on site (within the garage) with the shortfall being catered for by on street parking along Cherry Tree Avenue.

Subsequently, the garage had been converted to a utility room, shower room and store, effectively placing the parking requirement solely onto on-street parking.

The new proposal is to revert the dwelling back to its original layout as a two-bed dwelling (the box room on first floor is less than 5m² in area and is well below NSS standards, so should be discounted) with the two-storey extension becoming a new one-bedroom dwelling. According to the Parking SPD this combination requires two spaces for the reverted building and the new one-bedroom dwelling requiring one parking space.

The on-site garage extension will revert back to two compliant spaces, leaving a deficit of one space to be found within the on-street parking.

This overall requirement for the application site is no different than that for the five bedroom house (when it utilised its garage spaces for parking) and two spaces less requirement for on-street parking in its current format with the garage space being used as ancillary to habitable accommodation.

Anecdotal evidence suggests that on street parking, although not plentiful, has been available to the applicant whenever required.

This survey shows that this anecdote is supported by firm evidence.

Residential Parking Standards

According to the provision set within the "Havant Borough Council Parking Supplementary Planning Document July 2016 (partially updated September 2019)" this development should provide the following car and cycle spaces

Table 4A – C3 Dwellinghouses – Vehicle Parking

1 Bed Unit	1 space (min. car parking requirement)
2 Bed Unit	2 spaces (min. car parking requirement)

Note 1 states "With the exception of small residential developments an additional 20% of unallocated parking for visitors should be accommodated". Being only two house in total this is deemed to fall within the small residential development criteria.

Table 4D – C3 Dwellinghouses – Cycle parking/Storage Provision

1 Bed Unit	1 space per unit (long stay)
2 Bed Unit	2 spaces per unit (long stay)

Under Short Stay requirements there is noted "In larger developments (schemes of 10 or more dwellings), short-term visitor parking will be expected at 20% of the long-term cycle parking standard". Again this is below this criteria so no short stay provision is required.

Kerbside Parking Survey

The Survey has been undertaken in accordance with the guidelines contained within the Lambeth Council Parking Survey Guidance Note. This is the recognised method of evaluating Parking Stress.

The survey has been undertaken across a two-week period at differing times of day so that the parking stress can be judged globally rather than just at peak periods.

The survey extends to all roads within 200 metres walking distance of the site as measured along all roads up to a point 200m from the site.

Since residents are unlikely to stop half way along a road at an imaginary 200m line the survey has been extended to the next junction or shortened to the previous one or taken to a suitable location along the road.

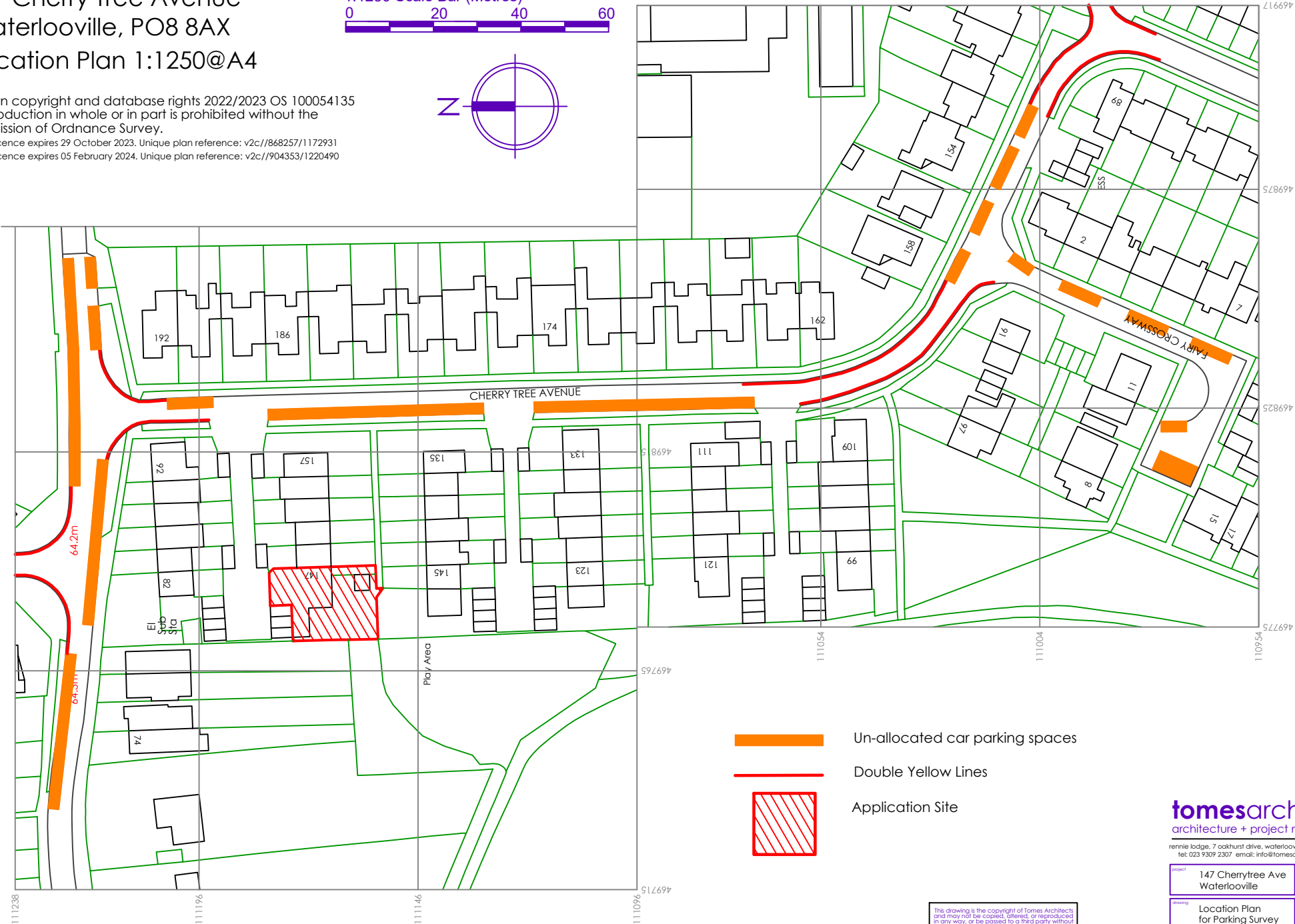
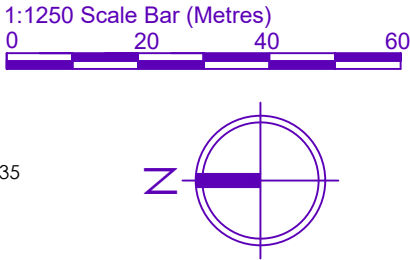
The extent of the survey has also been agreed by email with Selina Donophy, Planning Officer, Havant Borough Council

Conclusions

- The existing use whereby the garages have been used as ancillary habitable accommodation would generate more car parking stress than the proposed use.
- Even with the existing garages reverting to full parking use a five-bedroom house would require three parking spaces, identical to the proposed use as two dwellings. The net increase in parking stress is therefore zero.
- The parking survey shows that there is enough spare capacity with the local streets, though at peak evening and weekend times this is almost at capacity. Sunday being the highest stress day.

147 Cherry Tree Avenue
Waterlooville, PO8 8AX
Location Plan 1:1250@A4

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- Un-allocated car parking spaces
- Double Yellow Lines
- Application Site

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All dimensions are to be checked on site before
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project	147 Cherrytree Ave Waterlooville	date	06 Feb 2023
drawing	Location Plan for Parking Survey	scale	1:1250@A4
drawing no.	C3509-7	revision	

Kerbside Parking Survey

Tuesday 24th January 2023
@ 13.02 pm

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	24	86
Fairy Crossway	35.2	12	4	33
Padnell Road	142	28	13	46

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Friday 25th January 2023
@ 09.41 am

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Avenue	141.4	28	20	71
Fairy Crossway	35.2	12	4	33
Padnell Road	142	28	11	39

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Thursday 26th January 2023
@ 10.50 am

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	19	68
Fairy Crossway	35.2	12	5	42
Padnell Road	142	28	10	36

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Friday 27th January 2023
@ 13.45 pm

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Avenue	141.4	28	23	82
Fairy Crossway	35.2	12	5	42
Padnell Road	142	28	7	25

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Wednesday 1st February 2023
@ 11.08 am

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	20	71
Fairy Crossway	35.2	12	6	50
Padnell Road	142	28	8	28

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Friday 3rd February 2023
@ 08.24 pm

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	24	86
Fairy Crossway	35.2	12	9	75
Padnell Road	142	28	14	50

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Friday 3rd February 2023
@ 17.35 pm

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	23	82
Fairy Crossway	35.2	12	9	75
Padnell Road	142	28	18	64

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Sunday 5th February 2023
@ 07.24 am

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	27	96
Fairy Crossway	35.2	12	11	92
Padnell Road	142	28	26	93

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Sunday 5th February 2023
@ 15.46 pm

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Avenue	141.4	28	26	93
Fairy Crossway	35.2	12	8	67
Padnell Road	142	28	17	61

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Monday 6th February 2023
@ 14.32 pm

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	26	93
Fairy Crossway	35.2	12	11	92
Padnell Road	142	28	20	71

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Monday 6th February 2023
@ 17.46 pm

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	26	93
Fairy Crossway	35.2	12	10	83
Padnell Road	142	28	21	75

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Tuesday 7th February 2023
@ 16.23 pm

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	26	93
Fairy Crossway	35.2	12	11	92
Padnell Road	142	28	20	71

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Wednesday 8th February 2023
@ 16.04 pm

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	24	86
Fairy Crossway	35.2	12	6	50
Padnell Road	142	28	10	36

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

9th February 2023 @ 10.15 am

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	26	93
Fairy Crossway	35.2	12	8	67
Padnell Road	142	28	16	57

All spaces were available for parking (no skips, etc.)



Kerbside Parking Survey

Thursday 9th February 2023
@ 12.24 pm

Street Name	Total Length (m) of parking spaces	No. of resident parking spaces	No. cars parked in resident parking bays	Parking Stress (%)
Cherry Tree Road	141.4	28	24	86
Fairy Crossway	35.2	12	6	50
Padnell Road	142	28	10	36

All spaces were available for parking (no skips, etc.)

